

**FLEX/OFFICE SPACE FOR LEASE**

**5400 DUPONT CIRCLE**

THE PARK 50 - 5400 Dupont Circle, Milford, OH 45150



**AVAILABLE  
SUITE D  
1,670 SF**

**AVAILABLE  
SUITE J2  
1,670 SF**

**AVAILABLE  
SUITE J1  
1,530 SF**

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THE  
**PARK 50**

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# FLEX/OFFICE SPACE FOR LEASE

## 5400 DUPONT CIRCLE

**FOR LEASE:** \$10.25 SF NNN (+\$3.50 PSF OPEX)

| Space  | Suite  | Size           | Loading | Available   |
|--------|--------|----------------|---------|-------------|
| Flex   | D      | 3,200 SF       |         | Immediately |
| Office | J1 & 2 | Up to 3,200 SF |         | Immediately |

*Tenant Pays Electric + Janitorial*

### PROPERTY INFORMATION:

**YEAR BUILT:** 1985  
**COUNTY:** Clermont  
**MARKET:** Cincinnati  
**SUBMARKET:** Milford

- Located in desirable greater Cincinnati's Milford market
- Close to numerous amenities, including Walmart, Target, Cinemark, Buffalo Wild Wings, and more
- Drive-ins available in rear of building

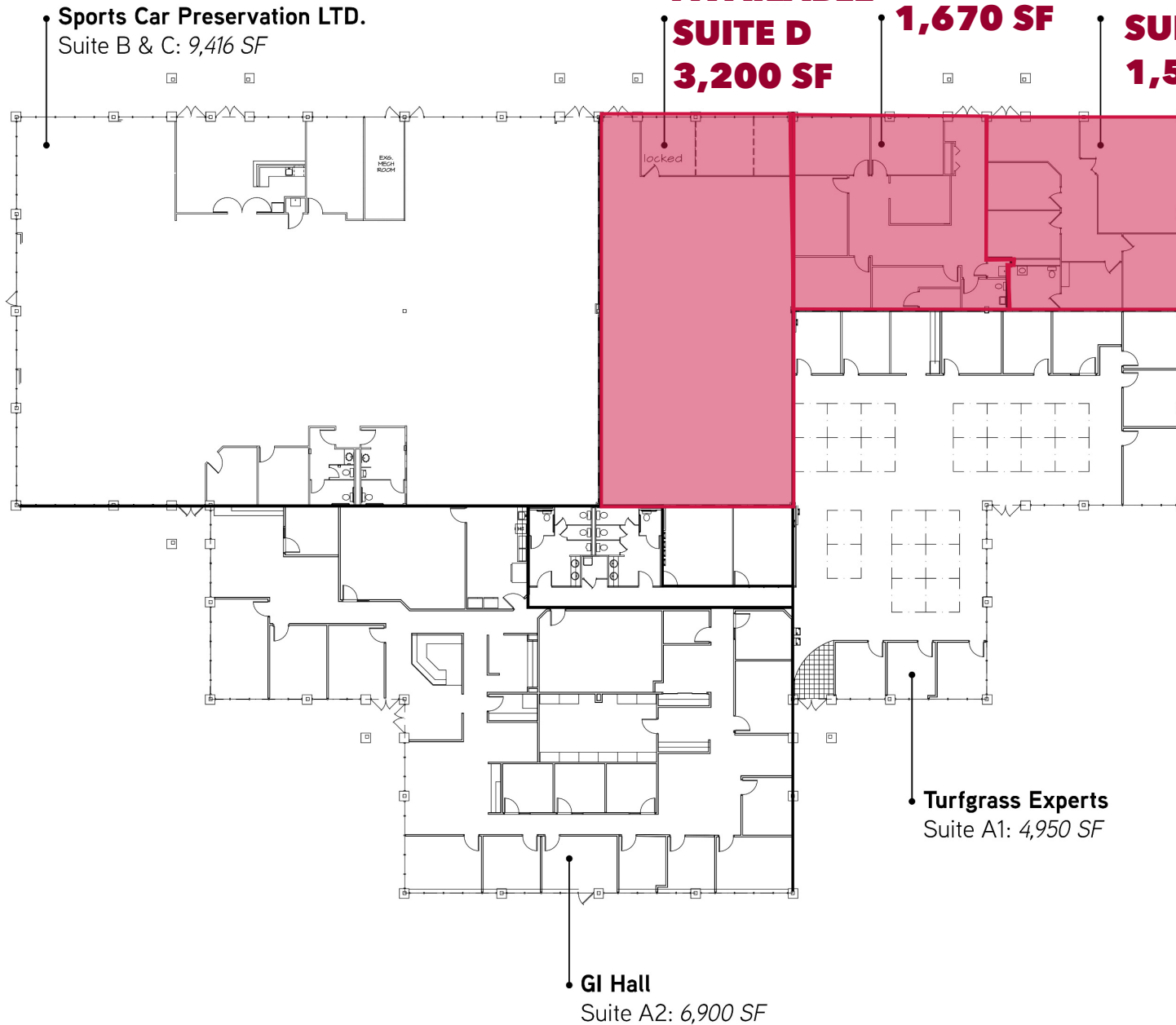
### TRAFFIC COUNTS

- US-50: 11,206 VPD
- I-275: 86,884 VPD0



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## 5400 DUPONT CIRCLE



**K|B|A**  
K B A INCORPORATED  
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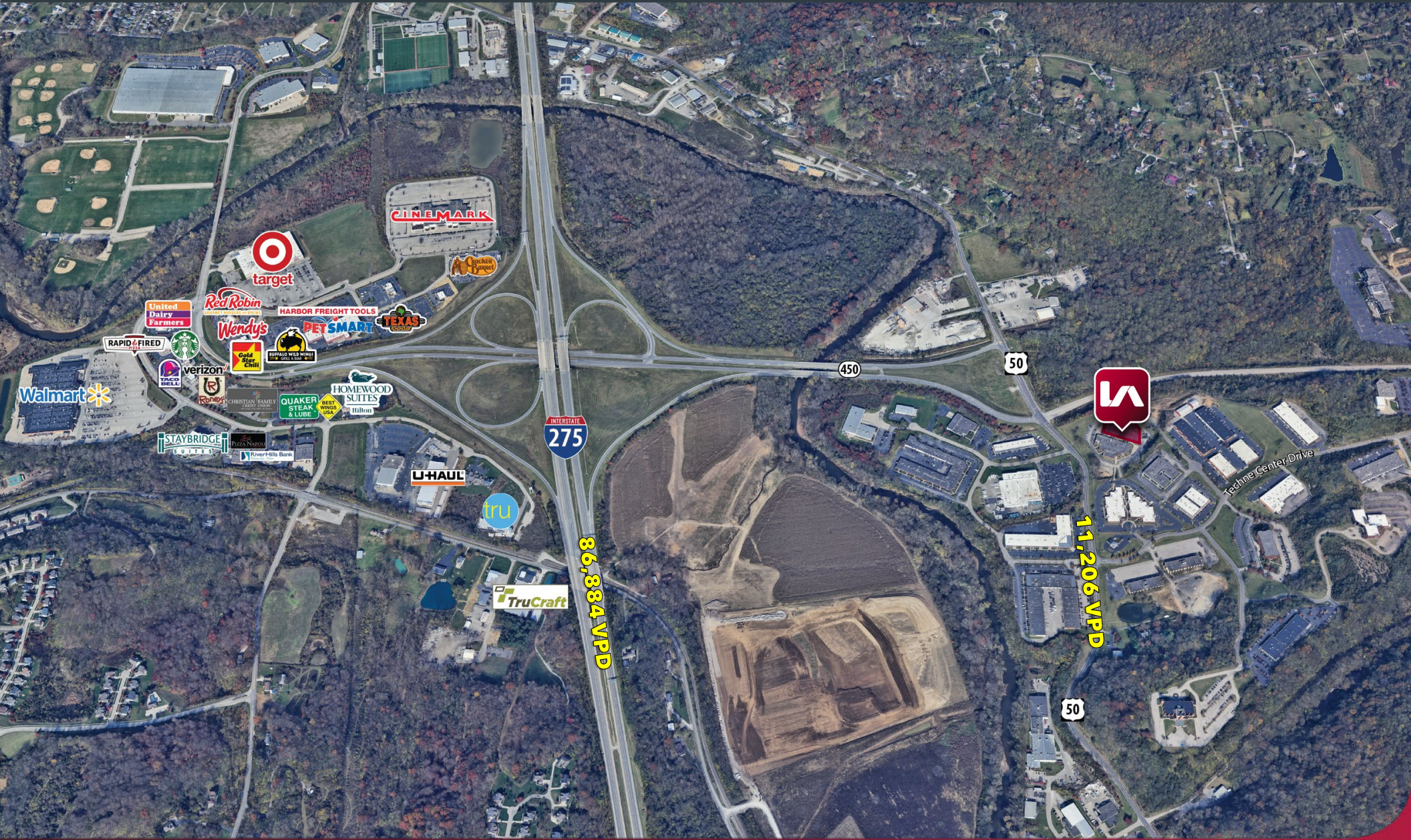
**SHEET CONTENTS:**

**TENANT MASTER**  
**PARK 50 / BUILDING 22**  
5400 Dupont Circle  
Milford, Ohio 45150

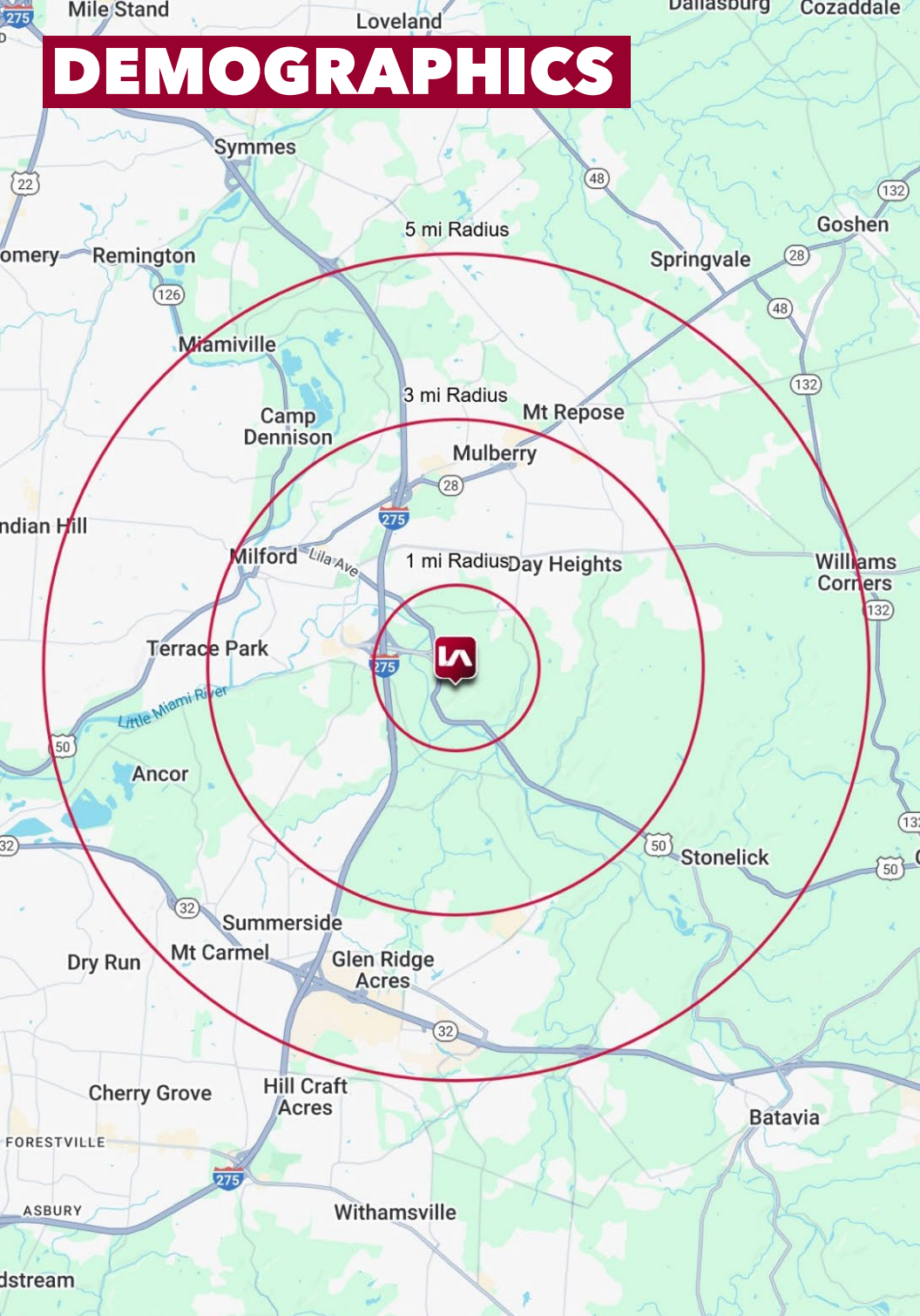
| SUITE | SQUARE FOOTAGE | TENANT                       |
|-------|----------------|------------------------------|
| A1    | 4,950 SF       | Turfgrass                    |
| A2    | 6,900 SF       | GI Hall                      |
| B & C | 9,416 SF       | Sports Car Preservation LTD. |
| D     | 3,200 SF       | VACANT                       |
| J1    | 1,530 SF       | VACANT                       |
| J2    | 1,670 SF       | VACANT                       |

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# DEMOGRAPHICS



|  | 1 MI RADIUS | 3 MI RADIUS | 5 MI RADIUS |
|--|-------------|-------------|-------------|
| <b>POPULATION</b>                          |             |             |             |
| 2025 Estimated Population                  | 628         | 32,955      | 79,560      |
| 2030 Projected Population                  | 647         | 33,671      | 81,286      |
| 2020 Census Population                     | 613         | 31,917      | 77,962      |
| 2010 Census Population                     | 626         | 30,643      | 73,062      |
| Projected Annual Growth 2025 to 2030       | 0.6%        | 0.4%        | 0.4%        |
| Historical Annual Growth 2010 to 2025      | -           | 0.5%        | 0.6%        |
| <b>HOUSEHOLDS</b>                          |             |             |             |
| 2025 Estimated Households                  | 238         | 13,482      | 32,435      |
| 2030 Projected Households                  | 249         | 14,005      | 33,717      |
| 2020 Census Households                     | 229         | 12,930      | 31,025      |
| 2010 Census Households                     | 224         | 11,913      | 27,814      |
| Projected Annual Growth 2025 to 2030       | 0.9%        | 0.8%        | 0.8%        |
| Historical Annual Growth 2010 to 2025      | 0.4%        | 0.9%        | 1.1%        |
| <b>AGE</b>                                 |             |             |             |
| 2025 Est. Population Under 10 Years        | 10.7%       | 11.2%       | 11.5%       |
| 2025 Est. Population 10 to 19 Years        | 13.6%       | 13.0%       | 12.8%       |
| 2025 Est. Population 20 to 29 Years        | 9.1%        | 10.1%       | 11.4%       |
| 2025 Est. Population 30 to 44 Years        | 18.0%       | 19.0%       | 19.7%       |
| 2025 Est. Population 45 to 59 Years        | 22.0%       | 18.9%       | 18.6%       |
| 2025 Est. Population 60 to 74 Years        | 19.5%       | 18.3%       | 17.9%       |
| 2025 Est. Population 75 Years or Over      | 7.1%        | 9.6%        | 8.0%        |
| 2025 Est. Median Age                       | 43.0        | 42.3        | 40.5        |
| <b>MARITAL STATUS &amp; GENDER</b>         |             |             |             |
| 2025 Est. Male Population                  | 50.0%       | 49.9%       | 50.0%       |
| 2025 Est. Female Population                | 50.0%       | 50.1%       | 50.0%       |
| 2025 Est. Never Married                    | 24.3%       | 25.1%       | 26.2%       |
| 2025 Est. Now Married                      | 57.9%       | 51.5%       | 51.2%       |
| 2025 Est. Separated or Divorced            | 11.6%       | 16.4%       | 16.1%       |
| 2025 Est. Widowed                          | 6.3%        | 7.0%        | 6.5%        |
| <b>INCOME</b>                              |             |             |             |
| 2025 Est. HH Income \$200,000 or More      | 17.7%       | 18.3%       | 16.5%       |
| 2025 Est. HH Income \$150,000 to \$199,999 | 27.6%       | 11.2%       | 10.9%       |
| 2025 Est. HH Income \$100,000 to \$149,999 | 17.6%       | 18.6%       | 18.2%       |
| 2025 Est. HH Income \$75,000 to \$99,999   | 7.7%        | 11.9%       | 12.4%       |
| 2025 Est. HH Income \$50,000 to \$74,999   | 10.0%       | 15.8%       | 17.1%       |
| 2025 Est. HH Income \$35,000 to \$49,999   | 8.3%        | 8.5%        | 9.1%        |
| 2025 Est. HH Income \$25,000 to \$34,999   | 3.1%        | 6.1%        | 5.8%        |
| 2025 Est. HH Income \$15,000 to \$24,999   | 3.2%        | 4.9%        | 4.9%        |
| 2025 Est. HH Income Under \$15,000         | 4.8%        | 4.6%        | 5.2%        |
| 2025 Est. Average Household Income         | \$145,026   | \$133,412   | \$130,546   |
| 2025 Est. Median Household Income          | \$125,221   | \$104,062   | \$101,558   |
| 2025 Est. Per Capita Income                | \$54,877    | \$54,713    | \$53,327    |
| 2025 Est. Total Businesses                 | 227         | 1,171       | 2,444       |
| 2025 Est. Total Employees                  | 6,887       | 15,661      | 28,372      |